

MINUTES OF THE
STORM WATER APPEALS BOARD (SWAB)
MEETING OF AUGUST 22, 2007

1. **OPENING** – The Storm Water Appeals Board (SWAB) met in session on Wednesday, August 22, 2007 at 8:30 a.m. in the Auditorium of the Williamson County Administrative Complex. Chairman Mike Delviziis called the meeting to order. A quorum was present. Attendees were:

- 1.1 **Board Members**

- John Minton, Homebuilders Representative
 - Brad Hoot, Community Representative, Secretary
 - Dorie Bolze, Environmental Representative, Vice Chairman
 - John Kinnie, Agricultural Representative
 - Mike Delviziis, Engineering Representative, Chairman
 - Cheryl Wilson, County Commissioner

- 1.2 **Staff**

- Floyd Heflin, County Engineering
 - Regina Wilder, Storm Water Quality Coordinator
 - Debbie Smith, Administrative Assistant
 - Kristi Earwood, Attorney for the SWAB

- 1.3 **Others Present**

- Kevin Estes – Dale & Associates
 - Phil Jones – Developer for Laurel Cove
 - Scott Henshaw – Senior Design Assoc. with Greg Norman Design
 - Doug Arnold – Landscape Architect
 - Tim Manus – Director of Golf Operations at Laurel Cove

2. Chairman Mike Delviziis announced of the passing one member of the Storm Water Appeals Board Mr. Denzel Carbine, with deepest sympathy to his family and appreciation for his participation and implementation in the Stormwater Appeals Board.

3. **APPROVAL OF MINUTES** – The meeting minutes of June 27, 2007 were presented for review and approval. Mr. Delviziis opened the floor for discussion on the minutes. Brad Hoot requested the grammatical errors be corrected.

Cheryl Wilson moved for approval with corrections, seconded by Dorie Bolze. The motion was unanimously approved.

4. **APPEAL NO. 08-22-07-01.**

- 4.1 **Introduction by Staff** – Mrs. Wilder read the staff report to board. (see file)

4.2 Appellant's Case – Mr. Kevin Estes with Dale and Associates reviewed the information that was submitted to the Board and presented a slide show showing pictures of the waiver request sites. Mr. Estes indicated that the proposed Laurel Cove Golf Course is a 330 acre 18 hole Greg Norman course designed to PGA Standards. The various requests include encroachments into WNA to enhance areas with water quality features, native vegetation, golf course paths and crossings (13 crossings) and tree removal for flyovers.

Mr. Estes indicated that during the construction phase of the golf course and subdivision there were no plans to relocate or alter any drainage ways or streams. He stated there is a hardship on this property due to the existing conditions of the buffers, creek banks on McCrory Creek and general conditions of the ecosystem because of the heavy agricultural use. The development group is offering an extensive amount of restoration to the creek banks, drainage ways and streams located on the property. Several of the banks have a severe amount of uncut erosion and plans are to cut the banks back to a manageable slope and place a wire netting to hold the banks in place until natural vegetation can grow.

Mr. Estes stated his group has met with the planning and engineering staff several times with redesigns of the golf course has moved all of the tee areas out of the WNA and has relocated the majority of the cart paths and managed rough area to a minimum of 25 feet from top of bank. Mr. Estes indicated this current proposal will create 10 micropools and constructed wetlands on holes 1,2,7,9,13,14,15,16,17, and create 5 lakes on holes 3,6,10,14 and in the amenity area. The water quality will be enhanced by the installation of the micropools, because the micropools filter the sediment before it enters the water system.

Mr. Estes summarized that if the waivers were granted to allow this golf course to move forward there would be several enhancements and improvements to the WNA area as follows:

1. A healthy and sustainable ecosystem;
2. A net of 20+ acres of constructed wetlands;
3. A net gain of 1800 feet of additional bank enhancements;
4. Bank stabilization to reduce sediment loss;
5. Conversion of 41 acres of poor buffers to 25 additional acres of good buffer;
6. Permanent reversal of an ecosystem suffering from agricultural use to a healthy ecosystem.

Mr. Phillip Jones reported to the Board that this was his second project with Mr. Greg Norman and that working and studying with him, he has found that Mr. Norman sits on several Economic Development Board and is very passionate

about revitalizing the environment. Mr. Jones wanted to go on record by saying Laurel Cove will adhere to the highest standards of conservation and wants this golf course to be a model.

Mr. Jones indicated that when Mr. Norman is involved in the development of a golf course, his approach is to make the course at finish, look like it has been there for years. Therefore, that involves the least amount of disturbance as possible, and this course will only be moving less than 500,000 cubic yards of dirt.

Scott Henshaw and Tim Manus, introduced themselves to the Board and reiterated the necessity to revitalize the ecosystem. Mr. Manus indicated to the Board that only the playable areas would be fertilized with an organic granulated material and would never be sprayed.

4.3 Public Hearing - No comments were made.

4.4 Discussion – Mr. Delvizi asked about performance standards being placed upon this approval, how would those be enforced. Mr. Heflin indicated under site plan approvals from the Planning Commission certain performance standards would be required and have to be placed prior to any construction being on this site. Also an Operation and Maintenance Agreement would be required for this approval, and those conditions could be identified in that agreement.

Mr. Hoot asked if someone could give a schedule for development. Mr. Estes stated once approvals were obtained from the WCPC and the State, Phase 1 would begin in September 07, the golf course would hopefully be sometime in October and take approximately 12-15 months. The subdivision however would take several years to complete.

Mr. Estes indicated that individual ARAP have been obtained for the crossing of McCrory Creek and general road crossings.

Ms. Bolze asked where the drip fields would be located for this subdivision. Mr. Estes indicated the primary drip field are located across the road from the subdivision and it would not be used for irrigation, the irrigation would be from a well that is being drilled at hole 6 and from the large lake.

Mr. Hoot asked for some details on the sampling that has been done on this site. Mr. Estes stated they have met with TDEC on site to take samples and find any wet weather streams, bluelines and wetlands. TDEC took samples of the water and found E. coli due to the agricultural activity in the creek.

Ms. Bolze asked if in any area are the buffers being pinched down to zero. Mr. Estes indicated there are no areas with zero buffer, but some are squeezed down to 10 – 15 feet. Mr. Estes also stated that there is approximately 80% of the buffer area that will be improved and the remaining 20% will be undisturbed.

Mr. Jones informed the Board that the majority of the trees that will be removed for the fly-over, will be transplanted to other areas for shade and root system to be added to the creek bank.

Mr. Delviziis asked how many detention/retention ponds encroach into the water way natural area. Mr. Estes indicated there are 10 micropools/wetlands, but the ponds are all out of those area.

Mr. Heflin clarified for the Board that the wetlands that are being installed are for enhancement purposes only. Therefore, without the wetlands the encroachment into the buffer areas is only about 10-15 feet at most places.

Mr. Estes stated that Holes 7 and 12 will be encroaching into the water way natural area almost up to the stream bank, but this is because of the restoration of the stream bank, there will be no permanent encroachment, only temporary to allow for the restoration project.

4.5 Board Action – Cheryl Wilson moved to approve the waiver for Laurel Cove LLC with the stipulations as follows:

1. In addition to the requirements in the Storm Water Management Regulations, the following post construction management techniques are to be addressed in the Operation and Maintenance Agreement:
 - a. required use of native vegetation,
 - b. required use of organic fertilizers
 - c. required use of the technique of spot fertilization, with that fertilization to only take place on the playable areas, and
 - d. that there is to be no sprinkler overthrow from the permanent sprinklers into the Waterway Natural Area (hereafter “WNA”).
2. The applicant has agreed to provide water quality sampling both up and down stream of the site, to take place quarterly over the next 7 years.
3. Vegetation in flyover areas is required to be native grasses and shrubs for the full length of the flyover where tree removal takes place. The tree removal is limited to holes 1, 2, 9, 11, 12, 16, 17 and 18.
4. Stream banks parallel to course are to be maintained except where flyovers as shown on submitted plans. In the case of flyovers, for playable

areas that are parallel to the streams, the applicant will create shaded habitat in all areas where play would not be affected.

5. Golf cart crossings are required perpendicular to the streams. Golf cart paths are not permitted closer than 25 feet from top of the stream bank.
6. Discharge areas for micropools/constructed wetlands are permitted through the WNA in the form of swales or channels, pipes are not included.
7. On hole 11, the bunker may be constructed into the WNA, but the maximum encroachment is to be 20 feet.
8. No fairways will be constructed or located within the WNA.
9. No maintained grasses within the WNA, except maintained primary rough within the limits shown on the submitted plan, but in no case shall maintained primary rough be closer than 25 feet from top of the bank.
10. Micropools/constructed wetlands are to be no closer than 25 feet from top of the bank.
11. Grading for micropools/constructed wetlands, outer rough, stream bank restoration, discharge from the micropools, golf cart path construction, construction of the teeing areas, and tree removal is permitted in the WNA.
12. All encroachments permitted by this motion shall not exceed those represented and submitted to the Board in the plans by Dale and Associates dated July 24, 2007, and in no case shall the encroachments permitted by this motion be closer than 25 feet from top of the bank.
13. During establishment of vegetation, temporary irrigation is permitted with a one time granular fertilization in WNA.
14. In lieu of the applicant submitting plans in accordance with the standards of the Board as approved above, the applicant has agreed with the Board that Storm Water and Engineering staff is granted the authority to review and confirm that the requirements of this motion and the intent of the SWAB associated with the requirements is incorporated into the construction plans, including but not limited to the performance requirements, techniques, methods and planting types and quantities.

John Minton seconded and the motion was unanimously approved.

4. OTHER BUSINESS – Staff will mail a new draft copy of the by-laws for their review and approval at the September meeting.

ADJOURNMENT - There being no further business, Dorie Bolze moved for adjournment, seconded by Cheryl Wilson. The motion was unanimously approved.

Chairman